

WARRANTY DEED

008777

RONALD J. RODRIGUE of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to RICHARD M. PLANTE and IRENE G. PLANTE of Bar Harbor, County of Hancock and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:



A certain lot or parcel of land in Waterville, County of Kennebec, State of Maine bounded and described as follows to wit:

Beginning at an iron pin the east line of Upper Main Street, and at the northwest corner of the Central Maine Power Company easement, thence northerly along the east line of Upper Main Street, a distance of one hundred (100) feet, more or less, to an iron pin; thence at a right angle and in an easterly direction one hundred fifty (150) feet, more or less, to an iron pin; thence southerly parallel with the east line of Upper Main Street one hundred thirty (130) feet, more or less, to an iron pin in the north line of said Central Maine Power Company easement; thence westerly along said north line of said Central Maine Power Company easement to the point of beginning.

Meaning and Intending to convey Lot No. 9 as shown on "Plan of Lot Development, Upper Main Street and Ridge Road, Waterville" for Merton Levine by Carl H. Crane, Registered C.E. July 7, 1955 and revised April 25, 1956, said plan not being recorded.

This conveyance is made subject to the following restrictions, which will be binding upon said grantee and all persons claiming or holding under or through said grantee.

1. That said land shall be used only for residential purposes.
2. That no house for more than one family shall be built on said land, and any dwelling erected thereon shall cost no less than ten thousand (\$10,000.00) dollars.
3. No building, including garages, shall be erected or placed on said land nearer to the lines of any street than twenty-eight (28) feet, and not nearer than fifteen (15) feet from any other boundary lines.
4. No animals, except household pets, to be kept on said premises.
5. No fence shall be erected on said premises unless approved by the herein grantor.

Being the same premises conveyed to Ronald J. Rodrigue by warranty deed of Arthur B. Rowe, dated May 14, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2801, Page 258.

WITNESS my hand and seal this 17th day of April, 1987.

D. R. Butler

witness

x Ronald J. Rodrigue
RONALD J. RODRIGUE

THE STATE OF MAINE

Kennebec, ss.

April 17, 1987.

Then personally appeared the above named **RONALD J. RODRIGUE** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

D. R. Butler

Notary Public
David R. Butler, Esq.

DAVID R. BUTLER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 21, 1993

